



ARNOLD SCHWARZENEGGER
GOVERNOR

STATE OF CALIFORNIA
GOVERNOR'S OFFICE of PLANNING AND RESEARCH
STATE CLEARINGHOUSE AND PLANNING UNIT



CYNTHIA BRYANT
DIRECTOR

Notice of Preparation

May 11, 2010

Received
Community Development Dept

MAY 18 2010

CITY OF WESTMINSTER

To: Reviewing Agencies

Re: Moran Street Specific Plan
SCH# 2010051026

Attached for your review and comment is the Notice of Preparation (NOP) for the Moran Street Specific Plan draft Environmental Impact Report (EIR).

Responsible agencies must transmit their comments on the scope and content of the NOP, focusing on specific information related to their own statutory responsibility, within 30 days of receipt of the NOP from the Lead Agency. This is a courtesy notice provided by the State Clearinghouse with a reminder for you to comment in a timely manner. We encourage other agencies to also respond to this notice and express their concerns early in the environmental review process.

Please direct your comments to:

Art Bashmakian
City of Westminster
8200 Westminster Boulevard
Westminster, CA 92683

with a copy to the State Clearinghouse in the Office of Planning and Research. Please refer to the SCH number noted above in all correspondence concerning this project.

If you have any questions about the environmental document review process, please call the State Clearinghouse at (916) 445-0613.

Sincerely,

Scott Morgan
Acting Director

Attachments
cc: Lead Agency

**Document Details Report
State Clearinghouse Data Base**

SCH# 2010051026
Project Title Moran Street Specific Plan
Lead Agency Westminster, City of

Type NOP Notice of Preparation

Description The proposed project consists of the Moran Street Specific Plan and associated general plan amendment (GPA) and zone change (ZC). The Specific Plan would allow for the development of a mix of land uses consisting of retail, office, hotel, residential, and surface and structured parking. The GPA would change the commercial-general designation to Planned Development. The ZC would change commercial-industrial (C-M), general business (C-2), light industrial (M-1), and residential (R-5 [19-24 dwelling units/acre]) to Specific Plan (SP). The conceptual development plan would allow up to 313,680 square feet of retail and office space, 120 hotel units, and 359 residential units on the project site.

Lead Agency Contact

Name	Art Bashmakian		
Agency	City of Westminster		
Phone	(714) 893-3311	Fax	
email			
Address	8200 Westminster Boulevard		
City	Westminster	State CA	Zip 92683

Project Location

County	Orange				
City	Westminster				
Region					
Cross Streets	Bolsa Avenue/Moran Street				
Lat / Long	33° 44' 35" N / 117° 58' 03" W				
Parcel No.					
Township	5S	Range	10W	Section	18
				Base	SBB&M

Proximity to:

Highways	I-405, SR-22, SR-39
Airports	No
Railways	Union Pacific
Waterways	East Garden Grove-Wintersburg Channel; Westminster Channel
Schools	Public: 21 ES, 5 MS, 2 HS
Land Use	LU: Commercial, Industrial, Residential, Public Facility Z: Commercial-Industrial (C-M), General Business (C-2), Light Industrial (M-1), and Residential (R-5). GP: Commercial and Planned Development

Project Issues Aesthetic/Visual; Agricultural Land; Air Quality; Archaeologic-Historic; Biological Resources; Drainage/Absorption; Other Issues; Flood Plain/Flooding; Forest Land/Fire Hazard; Geologic/Seismic; Minerals; Noise; Population/Housing Balance; Public Services; Recreation/Parks; Schools/Universities; Sewer Capacity; Soil Erosion/Compaction/Grading; Solid Waste; Toxic/Hazardous; Traffic/Circulation; Water Quality; Water Supply; Landuse

Reviewing Agencies Resources Agency; Office of Historic Preservation; Department of Parks and Recreation; Department of Water Resources; Department of Fish and Game, Region 5; Native American Heritage Commission; California Highway Patrol; Caltrans, District 12; Department of Toxic Substances Control; Regional Water Quality Control Board, Region 8

Date Received	05/11/2010	Start of Review	05/11/2010	End of Review	06/09/2010
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Note: Blanks in data fields result from insufficient information provided by lead agency.

Resources Agency

Resources Agency

Nadell Gayou

Dept. of Boating & Waterways

Mike Sotelo

California Coastal Commission

Elizabeth A. Fuchs

Colorado River Board

Gerald R. Zimmerman

Dept. of Conservation

Rebecca Salazar

California Energy Commission

Eric Knight

Cal Fire

Allen Robertson

Central Valley Flood Protection Board

James Herola

Office of Historic Preservation

Wayne Donaldson

Dept of Parks & Recreation

Environmental Stewardship Section

California Department of Resources, Recycling & Recovery

Sue O'Leary

S.F. Bay Conservation & Dev't. Comm.

Steve McAdam

Dept. of Water Resources

Resources Agency

Nadell Gayou

ConservancyFish and GameDept. of Fish & Game

Scott Flint

Environmental Services Division

Fish & Game Region 1

Donald Koch

☐ Fish & Game Region 1E

Laurie Harnsberger

☐ Fish & Game Region 2

Jeff Drongesen

☐ Fish & Game Region 3

Charles Armor

☐ Fish & Game Region 4

Julie Vance

☒ Fish & Game Region 5

Don Chadwick

Habitat Conservation Program

☐ Fish & Game Region 6

Gabrina Gatchel

Habitat Conservation Program

☐ Fish & Game Region 6 IM

Brad Henderson

Inyo/Mono, Habitat Conservation Program

☐ Dept. of Fish & Game M

George Isaac

Marine Region

Other Departments☐ Food & Agriculture

Steve Shaffer

☐ Dept. of Food and Agriculture

Dept. of General Services

Public School Construction

☐ Dept. of General Services

Anna Garbeff

Environmental Services Section

☐ Dept. of Public Health

Bridgette Binning

Dept. of Health/Drinking Water

Independent Commissions, Boards☐ Delta Protection Commission

Linda Flack

☐ Cal EMA (Emergency Management Agency)

Dennis Castriello

☐ Governor's Office of Planning & Research

State Clearinghouse

☒ Native American Heritage Comm.

Debbie Treadway

☐ Public Utilities Commission

Leo Wong

☐ Santa Monica Bay Restoration

Guangyu Wang

☐ State Lands Commission

Marina Brand

☐ Tahoe Regional Planning Agency (TRPA)

Cherry Jacques

Cal EPABusiness, Trans & Housing☐ Caltrans - Division of Aeronautics

Sandy Hesnard

☐ Caltrans - Planning

Terri Pencovic

☒ California Highway Patrol

Scott Loetscher

Office of Special Projects

☐ Housing & Community Development

CEQA Coordinator

Housing Policy Division

Dept. of Transportation☐ Caltrans, District 1

Rex Jackman

☐ Caltrans, District 2

Marcelino Gonzalez

☐ Caltrans, District 3

Bruce de Terra

☐ Caltrans, District 4

Lisa Carboni

☐ Caltrans, District 5

David Murray

☐ Caltrans, District 6

Michael Navarro

☐ Caltrans, District 7

Elmer Alvarez

☐ Caltrans, District 8

Dan Kopulsky

☐ Caltrans, District 9

Gayle Rosander

☐ Caltrans, District 10

Tom Dumas

☐ Caltrans, District 11

Jacob Armstrong

☒ Caltrans, District 12

Chris Herre

Air Resources Board☐ Airport Projects

Jim Lerner

☐ Transportation Projects

Douglas Ito

☐ Industrial Projects

Mike Tollstrup

☐ State Water Resources Control Board

Regional Programs Unit

Division of Financial Assistance

☐ State Water Resources Control Board

Student Intern, 401 Water Quality Certification Unit

Division of Water Quality

☐ State Water Resources Control Board

Steven Herrera

Division of Water Rights

☒ Dept. of Toxic Substances Control

CEQA Tracking Center

☐ Department of Pesticide Regulation

CEQA Coordinator

☐ RWQCB 1

Cathleen Hudson

North Coast Region (1)

☐ RWQCB 2

Environmental Document Coordinator

San Francisco Bay Region (2)

☐ RWQCB 3

Central Coast Region (3)

☐ RWQCB 4

Teresa Rodgers

Los Angeles Region (4)

☐ RWQCB 5S

Central Valley Region (5)

☐ RWQCB 5F

Central Valley Region (5)

Fresno Branch Office

☐ RWQCB 5R

Central Valley Region (5)

Redding Branch Office

☐ RWQCB 6

Lahontan Region (6)

☐ RWQCB 6V

Lahontan Region (6)

Victorville Branch Office

☐ RWQCB 7

Colorado River Basin Region (7)

☒ RWQCB 8

Santa Ana Region (8)

☐ RWQCB 9

San Diego Region (9)

☐ Other

Last Updated on 03/24/10



1919 S. State College Blvd.
Anaheim, CA 92806-6114



May 17, 2010

City of Westminster
8200 Westminster Blvd.
Westminster, CA 92683

Attention: Kelvin Parker

Subject: EIR for Moran Street Specific Plan.

Received
Community Development Dept

MAY 20 2010

CITY OF WESTMINSTER


Thank you for providing the opportunity to respond to this E.I.R. Document. We are pleased to inform you that Southern California Gas Company has facilities in the area where the aforementioned project is proposed. Gas service to the project can be provided from an existing gas main located in various locations. The service will be in accordance with the Company's policies and extension rules on file with the California Public Utilities Commission when the contractual arrangements are made.

This letter is not a contractual commitment to serve the proposed project but is only provided as an informational service. The availability of natural gas service is based upon conditions of gas supply and regulatory agencies. As a public utility, Southern California Gas Company is under the jurisdiction of the California Public Utilities Commission. Our ability to serve can also be affected by actions of federal regulatory agencies. Should these agencies take any action, which affect gas supply or the conditions under which service is available, gas service will be provided in accordance with the revised conditions.

This letter is also provided without considering any conditions or non-utility laws and regulations (such as environmental regulations), which could affect construction of a main and/or service line extension (i.e., if hazardous wastes were encountered in the process of installing the line). The regulations can only be determined around the time contractual arrangements are made and construction has begun.

Estimates of gas usage for residential and non-residential projects are developed on an individual basis and are obtained from the Commercial-Industrial/Residential Market Services Staff by calling (800) 427-2000 (Commercial/Industrial Customers) (800) 427-2200 (Residential Customers). We have developed several programs, which are available upon request to provide assistance in selecting the most energy efficient appliances or systems for a particular project. If you desire further information on any of our energy conservation programs, please contact this office for assistance.

Sincerely,


Paul Simonoff
Technical Services Supervisor
Orange Coast Region - Anaheim

PS/mr
eir02.doc



City of Huntington Beach

2000 MAIN STREET

CALIFORNIA 92648

DEPARTMENT OF PLANNING AND BUILDING

www.huntingtonbeachca.gov

Planning Division

714.536.5271

May 26, 2010

Building Division

714.536.5241

Received

Community Development Dept

JUN 01 2010

CITY OF WESTMINSTER

Kelvin Parker, Senior Planner
City of Westminster
8200 Westminster Boulevard
Westminster, CA 92683

Subject: Notice of Preparation of Draft EIR for the proposed Moran Street Specific Plan

Dear Mr. Parker:

The City of Huntington Beach has reviewed the Notice of Preparation/Initial Study (NOP/IS) for the proposed Moran Street Specific Plan and does not have any comments at this time. However, the City requests to review the draft EIR when it is released.

Thank you for the opportunity to comment on the NOP/IS. We look forward to reviewing the Draft Environmental Impact Report when it is available.

Sincerely,

Jennifer Villasenor
Acting Senior Planner

cc: Mary Beth Broeren, Planning Manager

CALIFORNIA ENERGY COMMISSION

1516 NINTH STREET
SACRAMENTO, CA 95814-5512
www.energy.ca.gov



May 28, 2010

Received
Community Development Dept

JUN 02 2010

CITY OF WESTMINSTER

Art Bashmakian
City of Westminster
8200 Westminster Boulevard
Westminster, CA 92683

Dear Mr. Bashmakian:

The California Energy Commission has received the City of Westminster's Notice of Preparation titled Moran Street Specific Plan, SCH 2010051026 that was submitted on 5/11/2010 for comments due by 6/9/2010. After careful review, the Energy Commission has found the following:

We would like to assist in reducing the energy usage involved in your project. Please refer to the enclosed Appendix F of the California Environmental Quality Act for how to achieve energy conservation.

In addition, the Energy Commission's *Energy Aware Planning Guide* is also available as a tool to assist in your land use planning. For further information on how to utilize this guide, please visit www.energy.ca.gov/energy_aware_guide/index.html.

Thank you for providing us the opportunity to review/comment on your project. We hope that our comments will be helpful in your environmental review process.

If you have any further questions, please call Gigi Tien at (916) 651-0566.

Sincerely,

A handwritten signature in blue ink that reads 'Bill Pfanner'.

BILL PFANNER
Supervisor, Local Energy & Land Use Assistance Unit
Special Projects Office
Fuels and Transportation Division
California Energy Commission
1516 Ninth Street, MS 23
Sacramento, CA 95814

Enclosure

Appendix F

ENERGY CONSERVATION

I. Introduction

The goal of conserving energy implies the wise and efficient use of energy. The means of achieving this goal include:

- (1) decreasing overall per capita energy consumption,
- (2) decreasing reliance on natural gas and oil, and
- (3) increasing reliance on renewable energy sources.

In order to assure that energy implications are considered in project decisions, the California Environmental Quality Act requires that EIRs include a discussion of the potential energy impacts of proposed projects, with particular emphasis on avoiding or reducing inefficient, wasteful and unnecessary consumption of energy.

Energy conservation implies that a project's cost effectiveness be reviewed not only in dollars, but also in terms of energy requirements. For many projects, lifetime costs may be determined more by energy efficiency than by initial dollar costs.

II. EIR Contents

Potentially significant energy implications of a project should be considered in an EIR. The following list of energy impact possibilities and potential conservation measures is designed to assist in the preparation of an EIR. In many instances, specific items may not apply or additional items may be needed.

A. Project Description may include the following items:

1. Energy consuming equipment and processes which will be used during construction, operation, and/or removal of the project. If appropriate, this discussion should consider the energy intensiveness of materials and equipment required for the project.
2. Total energy requirements of the project by fuel type and end use.
3. Energy conservation equipment and design features.
4. Initial and life-cycle energy costs or supplies.
5. Total estimated daily trips to be generated by the project and the additional energy consumed per trip by mode.

B. Environmental Setting may include existing energy supplies and energy use patterns in the region and locality.

C. Environmental Impacts may include:

1. The project's energy requirements and its energy use efficiencies by amount and fuel type for each stage of the project's life cycle including construction, opera-

tion, maintenance and/or removal. If appropriate, the energy intensiveness of materials may be discussed.

2. The effects of the project on local and regional energy supplies and on requirements for additional capacity.
3. The effects of the project on peak and base period demands for electricity and other forms of energy.
4. The degree to which the project complies with existing energy standards.
5. The effects of the project on energy resources.
6. The project's projected transportation energy use requirements and its overall use of efficient transportation alternatives.

D. Mitigation Measures may include:

1. Potential measures to reduce wasteful, inefficient and unnecessary consumption of energy during construction, operation, maintenance and/or removal. The discussion should explain why certain measures were incorporated in the project and why other measures were dismissed.
2. The potential of siting, orientation, and design to minimize energy consumption, including transportation energy.
3. The potential for reducing peak energy demand.
4. Alternate fuels (particularly renewable ones) or energy systems.
5. Energy conservation which could result from recycling efforts.

E. Alternatives should be compared in terms of overall energy consumption and in terms of reducing wasteful, inefficient and unnecessary consumption of energy.

F. Unavoidable Adverse Effects may include wasteful, inefficient and unnecessary consumption of energy during the project construction, operation, maintenance and/or removal that cannot be feasibly mitigated.

G. Irreversible Commitment of Resources may include a discussion of how the project preempts future energy development or future energy conservation.

H. Short-Term Gains versus Long-Term Impacts can be compared by calculating the energy costs over the lifetime of the project.

I. Growth-Inducing Effects may include the estimated energy consumption of growth induced by the project.



South Coast Air Quality Management District

21865 Copley Drive, Diamond Bar, CA 91765-4178
(909) 396-2000 • www.aqmd.gov

May 29, 2010

Mr. Kelvin Parker
Senior Planner
City of Westminster
8200 Westminster Boulevard
Westminster, CA 92683

Received
Community Development Dept
JUN 02 2010
CITY OF WESTMINSTER

Dear Mr. Parker:

Notice of Preparation of a Draft Environmental Impact Report (Draft EIR) for the Moran Street Specific Plan

The South Coast Air Quality Management District (SCAQMD) appreciates the opportunity to comment on the above-mentioned document. The SCAQMD's comments are recommendations regarding the analysis of potential air quality impacts from the proposed project that should be included in the draft environmental impact report (EIR). Please send the SCAQMD a copy of the Draft EIR upon its completion. **In addition, please send with the draft EIR all appendices or technical documents related to the air quality analysis and electronic versions of all air quality modeling and health risk assessment files. Electronic files include spreadsheets, database files, input files, output files, etc., and does not mean Adobe PDF files. Without all files and supporting air quality documentation, the SCAQMD will be unable to complete its review of the air quality analysis in a timely manner. Any delays in providing all supporting air quality documentation will require additional time for review beyond the end of the comment period.**

Air Quality Analysis

The SCAQMD adopted its California Environmental Quality Act (CEQA) Air Quality Handbook in 1993 to assist other public agencies with the preparation of air quality analyses. The SCAQMD recommends that the Lead Agency use this Handbook as guidance when preparing its air quality analysis. Copies of the Handbook are available from the SCAQMD's Subscription Services Department by calling (909) 396-3720. Alternatively, the lead agency may wish to consider using the California Air Resources Board (CARB) approved URBEMIS 2007 Model. This model is available on the SCAQMD Website at: www.urbemis.com.

The Lead Agency should identify any potential adverse air quality impacts that could occur from all phases of the project and all air pollutant sources related to the project. Air quality impacts from both construction (including demolition, if any) and operations should be calculated. Construction-related air quality impacts typically include, but are not limited to, emissions from the use of heavy-duty equipment from grading, earth-loading/unloading, paving, architectural coatings, off-road mobile sources (e.g., heavy-duty construction equipment) and on-road mobile sources (e.g., construction worker vehicle trips, material transport trips). Operation-related air quality impacts may include, but are not limited to, emissions from stationary sources (e.g., boilers), area sources (e.g., solvents and coatings), and vehicular trips (e.g., on- and off-road tailpipe emissions and entrained dust). Air quality impacts from indirect sources, that is, sources that generate or attract vehicular trips should be included in the analysis.

The SCAQMD has developed a methodology for calculating PM_{2.5} emissions from construction and operational activities and processes. In connection with developing PM_{2.5} calculation methodologies, the SCAQMD has also developed both regional and localized significance thresholds. The SCAQMD requests that the lead agency quantify PM_{2.5} emissions and compare the results to the recommended PM_{2.5} significance thresholds. Guidance for calculating PM_{2.5} emissions and PM_{2.5} significance thresholds can be found at the following internet address:
http://www.aqmd.gov/ceqa/handbook/PM2_5/PM2_5.html.

In addition to analyzing regional air quality impacts the SCAQMD recommends calculating localized air quality impacts and comparing the results to localized significance thresholds (LSTs). LST's can be used in addition to the recommended regional significance thresholds as a second indication of air quality impacts when preparing a CEQA document. Therefore, when preparing the air quality analysis for the proposed project, it is recommended that the lead agency perform a localized significance analysis by either using the LSTs developed by the SCAQMD or performing dispersion modeling as necessary. Guidance for performing a localized air quality analysis can be found at <http://www.aqmd.gov/ceqa/handbook/LST/LST.html>.

In the event that the proposed project generates or attracts vehicular trips, especially heavy-duty diesel-fueled vehicles, it is recommended that the lead agency perform a mobile source health risk assessment. Guidance for performing a mobile source health risk assessment ("Health Risk Assessment Guidance for Analyzing Cancer Risk from Mobile Source Diesel Idling Emissions for CEQA Air Quality Analysis") can be found on the SCAQMD's CEQA web pages at the following internet address: http://www.aqmd.gov/ceqa/handbook/mobile_toxic/mobile_toxic.html. An analysis of all toxic air contaminant impacts due to the decommissioning or use of equipment potentially generating such air pollutants should also be included.

Mitigation Measures

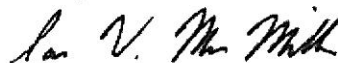
In the event that the project generates significant adverse air quality impacts, CEQA requires that all feasible mitigation measures that go beyond what is required by law be utilized during project construction and operation to minimize or eliminate significant adverse air quality impacts. To assist the Lead Agency with identifying possible mitigation measures for the project, please refer to Chapter 11 of the SCAQMD CEQA Air Quality Handbook for sample air quality mitigation measures. Additional mitigation measures can be found on the SCAQMD's CEQA web pages at the following internet address: www.aqmd.gov/ceqa/handbook/mitigation/MM_intro.html. Additionally, SCAQMD's Rule 403 – Fugitive Dust, and the Implementation Handbook contain numerous measures for controlling construction-related emissions that should be considered for use as CEQA mitigation if not otherwise required. Other measures to reduce air quality impacts from land use projects can be found in the SCAQMD's Guidance Document for Addressing Air Quality Issues in General Plans and Local Planning. This document can be found at the following internet address: <http://www.aqmd.gov/prdas/aqguide/aqguide.html>. In addition, guidance on siting incompatible land uses can be found in the California Air Resources Board's Air Quality and Land Use Handbook: A Community Perspective, which can be found at the following internet address: <http://www.arb.ca.gov/ch/handbook.pdf>. CARB's Land Use Handbook is a general reference guide for evaluating and reducing air pollution impacts associated with new projects that go through the land use decision-making process. Pursuant to state CEQA Guidelines §15126.4 (a)(1)(D), any impacts resulting from mitigation measures must also be discussed.

Data Sources

SCAQMD rules and relevant air quality reports and data are available by calling the SCAQMD's Public Information Center at (909) 396-2039. Much of the information available through the Public Information Center is also available via the SCAQMD's World Wide Web Homepage (<http://www.aqmd.gov>).

The SCAQMD is willing to work with the Lead Agency to ensure that project-related emissions are accurately identified, categorized, and evaluated. If you have any questions regarding this letter, please call Ian MacMillan, Program Supervisor, CEQA Section, at (909) 396-3244.

Sincerely,



Ian MacMillan
Program Supervisor, CEQA Inter-Governmental Review
Planning, Rule Development & Area Sources

Received
Community Development Dept

JUN 02 2010

CITY OF WESTMINSTER

IM
ORC100514-05
Control Number

DEPARTMENT OF TRANSPORTATION

District 12
3337 Michelson Drive, Suite 380
Irvine, CA 92612-8894
Tel: (949) 724-2267
Fax: (949) 724-2592

6.14.10

Received
Community Development Dept



JUN 14 2010 *Flex your power!
Be energy efficient!*

FAX & MAIL**CITY OF WESTMINSTER****June 8, 2010**

Art Bashmakian
City of Westminster
8200 Westminster Boulevard
Westminster, California 92683

CITY OF WESTMINSTER
JUN 14 2010
Received
Community Development Dept

File: IGR/CEQA
SCH #: 2010051026
Log #: 2509
SR-39, SR-22, I-405

Subject: Moran Street Specific Plan

Dear Mr. Bashmakian:

Thank you for the opportunity to review and comment on the **Notice of Preparation (NOP) for the Moran Street Specific Plan Project**. The proposed project consists of the Moran Street Specific Plan and associated General Plan Amendment and Zone Change. The Specific Plan would allow up to 313,680 square feet of retail and office space, 120 hotel units, and 359 residential units. The project site encompasses approximately 20 acres, bounded by Bolsa Avenue to the north, Bishop Place to the south, retail/light industrial uses to the west, and residential to the east in the City of Westminster.

The California Department of Transportation (Department), District 12 is a commenting agency on this project, and has the following comments:

1. A Traffic Impact Study should be prepared to analyze the project's impacts on State Transportation Facilities including State Rout (SR) 39, SR-22 and Interstate 405 freeways. The Department's Traffic Operations Branch requests all applicants to use the method outlined in the latest version of the Highway Capacity Manual (HCM) when analyzing traffic impacts on State Facilities. The use of HCM is preferred by the Department because it is an operational analysis as opposed to the Intersection Capacity Utilization (ICU) method, which is a planning analysis. In the case of projects that have direct impacts on State Facilities, the Department recommends that the traffic impact analysis be based on HCM method. Should the project require an encroachment permit, Traffic Operations may find the Traffic Impact Study based on ICU methodology inadequate resulting in possible delay or denial of a permit by the Department. All input sheets, assumptions and volumes on State Facilities including ramps and intersection analysis should be submitted to the Department for review and approval. The upcoming EIR should include appropriate mitigation measures to offset any potential impacts.

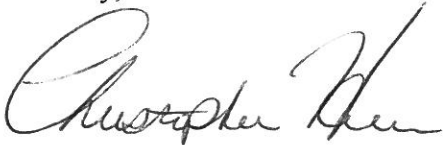
The traffic impact on the state transportation system should be evaluated based on the Department's Guide for the Preparation of Traffic Impact Studies which is available at:
<http://www.dot.ca.gov/hq/traffops/developserv/operationalsystems/reports/tisguide.pdf>.

2. The Traffic Impact Study should include both existing and future conditions.

3. The analysis should consider the presence of pedestrians and how the American Disability Act (ADA) requirements are met.

Please continue to keep us informed of this project and any future developments, which could potentially impact the State Transportation Facilities. If you have any questions or need to contact us, please do not hesitate to call Zhongping (John) Xu at (949) 724-2338.

Sincerely,

A handwritten signature in cursive script, appearing to read "Christopher Herre".

CHRISTOPHER HERRE

Branch Chief, Local Development/Intergovernmental Review

c: Terry Roberts, Office of Planning and Research

Received
Community Development Dept

JUN 24 2010

NCL 10-018

CITY OF WESTMINSTER

June 17, 2010

Mr. Kevin Parker, Senior Planner
City of Westminster
8200 Westminster Boulevard
Westminster, CA 92683

SUBJECT: Moran Street Specific Plan

Dear Mr. Parker:

The County has reviewed the Initial Study for the Moran Street Specific Plan located in the City of Westminster and has no comments at this time. We would like to be advised of any further developments, therefore please keep us on the distribution list for future notifications related to this project.

If you have any questions, please contact Chris Uzo Diribe at (714)667-8845.

Sincerely,



Michael Balsamo, Manager
General Land Use Planning



Linda S. Adams
Secretary for
Environmental Protection



Department of Toxic Substances Control

Maziar Movassaghi
Acting Director
5796 Corporate Avenue
Cypress, California 90630



Arnold Schwarzenegger
Governor

June 21, 2010

Received
Community Development Dept

JUN 23 2010

CITY OF WESTMINSTER

Mr. Kelvin Parker
City of Westminster Planning Division
8200 Westminster Boulevard
Westminster, California 92683

NOTICE OF PREPARATION OF ENVIRONMENTAL IMPACT REPORT (NOP) FOR MORAN STREET SPECIFIC PLAN (SCH# 2010051026)

Dear Mr. Parker:

The Department of Toxic Substances Control (DTSC) has received your submitted Notice of Preparation of the Environmental Impact Report for the above-mentioned project. The following project description is stated in your document: "The proposed project consists of the Moran Street Specific Plan and associated general plan amendment (GPA) and zone change (ZC). The Specific Plan would allow for the development of a mix of land uses consisting of retail, office, hotel, residential, and surface and structured parking. The GPA would change the commercial-general designation to Planned Development. The ZC would change commercial-industrial (C-M), general business (C-2), light industrial (M-1), and residential (R-5 [19-24 dwelling units/acre] to Specific Plan (SP) The conceptual development plan would allow up to 313,680 square feet of retail and office space, 120 hotel units, and 359 residential units on the project site".

Based on the review of the submitted document DTSC has the following comments:

- 1) The EIR should evaluate whether conditions within the project area may pose a threat to human health or the environment. Following are the databases of some of the regulatory agencies:
 - National Priorities List (NPL): A list maintained by the United States Environmental Protection Agency (U.S.EPA).

Mr. Kelvin Parker
June 21, 2010
Page 2

JUN 23 2010

CITY OF WESTMINSTER

- Envirostor (formerly CalSites): A Database primarily used by the California Department of Toxic Substances Control, accessible through DTSC's website (see below).
 - Resource Conservation and Recovery Information System (RCRIS): A database of RCRA facilities that is maintained by U.S. EPA.
 - Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS): A database of CERCLA sites that is maintained by U.S.EPA.
 - Solid Waste Information System (SWIS): A database provided by the California Integrated Waste Management Board which consists of both open as well as closed and inactive solid waste disposal facilities and transfer stations.
 - GeoTracker: A List that is maintained by Regional Water Quality Control Boards.
 - Local Counties and Cities maintain lists for hazardous substances cleanup sites and leaking underground storage tanks.
 - The United States Army Corps of Engineers, 911 Wilshire Boulevard, Los Angeles, California, 90017, (213) 452-3908, maintains a list of Formerly Used Defense Sites (FUDS).
- 2) The EIR should identify the mechanism to initiate any required investigation and/or remediation for any site that may be contaminated, and the government agency to provide appropriate regulatory oversight. If necessary, DTSC would require an oversight agreement in order to review such documents.
- 3) Any environmental investigations, sampling and/or remediation for a site should be conducted under a Workplan approved and overseen by a regulatory agency that has jurisdiction to oversee hazardous substance cleanup. The findings of any investigations, including any Phase I or II Environmental Site Assessment Investigations should be summarized in the document. All sampling results in which hazardous substances were found above regulatory standards should be clearly summarized in a table. All closure, certification or remediation approval reports by regulatory agencies should be included in the EIR.

Mr. Kelvin Parker
June 21, 2010
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- 4) If buildings, other structures, asphalt or concrete-paved surface areas are being planned to be demolished, an investigation should also be conducted for the presence of other hazardous chemicals, mercury, and asbestos containing materials (ACMs). If other hazardous chemicals, lead-based paints (LPB) or products, mercury or ACMs are identified, proper precautions should be taken during demolition activities. Additionally, the contaminants should be remediated in compliance with California environmental regulations and policies.
- 5) Future project construction may require soil excavation or filling in certain areas. Sampling may be required. If soil is contaminated, it must be properly disposed and not simply placed in another location onsite. Land Disposal Restrictions (LDRs) may be applicable to such soils. Also, if the project proposes to import soil to backfill the areas excavated, sampling should be conducted to ensure that the imported soil is free of contamination.
- 6) Human health and the environment of sensitive receptors should be protected during any construction or demolition activities. If necessary, a health risk assessment overseen and approved by the appropriate government agency should be conducted by a qualified health risk assessor to determine if there are, have been, or will be, any releases of hazardous materials that may pose a risk to human health or the environment.
- 7) If it is determined that hazardous wastes are, or will be, generated by the proposed operations, the wastes must be managed in accordance with the California Hazardous Waste Control Law (California Health and Safety Code, Division 20, Chapter 6.5) and the Hazardous Waste Control Regulations (California Code of Regulations, Title 22, Division 4.5). If it is determined that hazardous wastes will be generated, the facility should also obtain a United States Environmental Protection Agency Identification Number by contacting (800) 618-6942. Certain hazardous waste treatment processes or hazardous materials, handling, storage or uses may require authorization from the local Certified Unified Program Agency (CUPA). Information about the requirement for authorization can be obtained by contacting your local CUPA.
- 8) DTSC can provide cleanup oversight through an Environmental Oversight Agreement (EOA) for government agencies that are not responsible parties, or a Voluntary Cleanup Agreement (VCA) for private parties. For additional information on the EOA or VCA, please see www.dtsc.ca.gov/SiteCleanup/Brownfields, or contact Ms. Maryam Tasnif-Abbasi, DTSC's Voluntary Cleanup Coordinator, at (714) 484-5489.

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Mr. Kelvin Parker
June 21, 2010
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If you have any questions regarding this letter, please contact me at ashami@dtsc.ca.gov, or by phone at (714) 484-5472.

Sincerely,



Al Shami
Project Manager
Brownfields and Environmental Restoration Program

cc: Governor's Office of Planning and Research
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CEQA # 2925